PB# 88-26

George Chaleff (SP)

35-1-44

George Chaleff Site Plan 88-26

Applicant: Geo. Chaleff - 562-8418
Rep: Chas. Mcloy 201-906-2352

	County File NAWT 36-89M
. COUNTY PL	ANNING REFERRAL
(Mandatory County Plai Section 239, Page 1	nning Review under Article 12-B, aragraphs 1, m & n, of the al Municipal Law)
Application of George Chaleff	
for aSite Plan= R	oute: 32:
County Action Ocal Determinat	ion
LOCAL M	UNICIPAL ACTION cited application was:
Denied	Approved
Approved subject	to County recommendations
(Date of Local Action)	(Signature of Local Official)
This card must be returned to the	ne Orange County Department of Planning days of local action.

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TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550	- 19 ⁹⁰				
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Williamson Lev Beak Co., Rochester, N. T. 1469		FUND CODE		ine I. Townsend
Title			Tow	re Clark
	L	**** Heok Co., Rochester, N. Y. 14609		Title



45 QUASSAICK AVE. (ROUTE 9W) NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640 PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

Licensed in New York, New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN OF New Windson	P/B #
WORK SESSION DATE: There. 15 FEB 190	APPLICANT RESUB. REQUIRED: Revised flat
REAPPEARANCE AT W/S REQUESTED:	Kers Ce la
PROJECT NAME: (Nels)	•
PROJECT STATUS: NEW	
REPRESENTATIVE PRESENT:	
TOWN REPS PRESENT: BLDG INSP. FIRE INSP. ENGINEER PLANNER P/B CHMN. OTHER (Specify)	
ITEMS TO BE ADDRESSED ON RESUBMITTAL:	
- rec. planter assour	2 pole
gee I War Oreen	
- Shale gravel drivey	ven
- Jonally acknowled	le pre-exist
Mon-conf.	
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3MJE89	

GEORGE CHALEFF SITE PLAN:

Mr. George Chaleff came before the Board presenting the proposal.

BY MR. CHALEFF: You have the revised map containing all the comments of the past Planning Board meetings. I live at 266 Windsor Highway. From the last meeting, the conditions were placed on the maps stating that hours of operation, how many cars should be parked on the property and types of repairs limited to strictly mechanical. Other than that, I have the map reviewed by the fire inspector and also the New York State Department of Transportation. Also filed the plan with the Orange County Department of Planning, so if any of you would like to see the copies, here is the DOT approval of the site plan and also Mr. Rogers' approval of the plan.

BY MR. SOUKUP: When did you send it to the County Planning?

BY MR. CHALEFF: I believe the date should be on that, January 25th.

BY MR. PAGANO: It was delivered?

BY MR. CHALEFF: I seek the approval of this plan tonight from the Board.

BY MR. PAGANO: He has a letter from Mr. Rogers that the site plan is found acceptable and from the New York State Department of Transportation they find no objections to the site plan.

BY MR. VAN LEEUWEN: Can we have another map?

BY MR. PAGANO: From the Department of Planning, there are no major planning issues and concerns to bring to our attention. There is no significant Countywide concern. There is no date and no signature basically.

BY MR. CHALEFF: I never received anything from the Orange County Department of Planning.

BY MR. BABCOCK: The Orange County Department of Planning --

BY MR. EDSALL: I have something from them with no signature, no date, but it is from them.

BY MR. PAGANO: It is not acceptable. I don't think we basically, unless they have signed it, I don't see how we can accept it.

BY MR. BABCOCK: Typically what we do is we have the applicant mail it to them and they send their reply back to us, okay. Is that --

BY MR. PAGANO: Without a signature and date?

BY MR. EDSALL: I think they in error didn't sign it. It, obviously it is from the Planning Department. We have the same.

BY MR. BABCOCK: We have the same thing, so --

BY MR. PAGANO: As a matter of course, can you check with them for confirmation?

BY MR. BABCOCK: Sure.

BY MR. McCARVILLE: Have we taken lead agency on this?

BY MR. EDSALL: Not yet.

BY MR. McCARVILLE: I make a motion that we take lead agency.

BY MR. LANDER: I will second it.

ROLL CALL:

Dubaldi: Aye.
Soukup: Aye.
Lander: Aye.
McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion we declare negative declaration.

BY MR. VAN LEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: Aye.
Dubaldi: Aye.
Lander: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we waive the public hearing.

BY MR. EDSALL: You took care of that in October of '89.

BY MR. PAGANO: Anything left open you'd like to comment on?

BY MR. EDSALL: No.

BY MR. McCARVILLE: The one telephone pole?

BY MR. EdSALL: DOT didn't require it. I have recommended it. I am still noting it is a dangerous condition for the record. If the applicant doesn't care to do it then fine.

BY MR. VAN LEEUWEN: I make a motion to approve it.

BY MR. McCARVILLE: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: Aye.
Dubaldi: Aye.
Lander: Aye.
Pagano: Aye.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., WATER, HIGHWAY, REVIEW FORM:

The maps and plans for the	he Site Approval
Subdivision	as submitted by
for the	ne building or subdivision of
GEORGE & TRACEY CHA	has been
	i
disapproved	•
If disapproved, please li	ist reason
• .	
	HIGHWAY SUPERINTENDENT
•	WATER SUPERINTENDENT
	Jel Pege
	SANTTARY SUPERINTENDENT
	3-6-90
	DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 12 March 1990

SUBJECT: Chaleff Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-88-26
DATED: 20 February 1990

FIRE PREVENTION REFERENCE NUMBER: FPS- 90-018

A review and site visit was conducted of the above referenced subject site.

This plan is found acceptable.

PLANS DATED: 21 January 1990, Revision 5.

Robert F. Rodgers;

Fire Inspector

RR:mr Att.

CC:H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for	the Site Approval
Subdivision	as submitted by
Charles don MELOYFOR	the building or subdivision of
	has been
reviewed by me and is approve	ed,
disapproved	•
If disapproved, please	list reason
C 35, Block 1, LOTA	4 is Already tied im To
Town Sewer line. Mc	ore information is need before
Aboroval	
The state of the s	
	HIGHWAY SUPERINTENDENT
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	February, 22, 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval
Subdivision as submitted by
for the building or subdivision of teo Trace chaleff has been
reviewed by me and is approved
&isapproved
If disapproved, please list reason
Notify water left, before exequating
and Follocation of water lines -
HIGHWAY SUPERINTENDENT
Atana Di shi
WATER SUPERINTENDENT
SANITARY SUPERINTENDENT
2-22-90
DATE

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION 112 DICKSON STREET NEWBURGH. NY 12550

Albert E. Dickson Regional Director Franklin E. White Commissioner

TOWN O	[NEW	WINDSOR
PLAN	NING	WINDSOR BOARD.
1.555	INION .	OFFIC.
New U	I,NDSOR	, M.Y.
•		12350

2/15/90

REI SITE PLAN FOR
6 EORGE & TRACY CHALEFF

Rt 32 Daked 1/21/90

Dear SIR.

We have reviewed this matter and please find our comments checked below:

___ A Highway Work Permit will be required

X No objection

___ Need additional information __ Traffic Study

__ Drainage Study

____ To be reviewed by Regional Office

Does not affect N. Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

William Elgee C.E. I Permits Drange County

WE/dn

CC:M.E.



Date

Louis Helmhesh County Executive Department of Planning
& Development

124 Main Street
Gushen, New York 10924

(914) 294-5151

Poter Gerrisea, Commissioner Michaed S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction. Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 36-89M County I.D. No. 35 / 1 / 44 Applicant _____George Chaleff Proposed Action: Site Plan- Automoblie Repair Shop State, County, Inter-Municipal Basis for 239 Review frontage/access to NYSRt. 32 There are no major planning issues and/or concerns to bring to your There is no signficant countywide concerns. attention. Related Reviews and Permits County Action: Local Determination XXXXXXX Disapproved Approved Approved subject to the following modifications and/or conditions:

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 January 1990

SUBJECT: Chaleff Site Plan.

PLANNING BOARD REFERENCE NUMBER: PB-88-26
DATED: 13 September 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-90-005

A review of the above referenced site plan was conducted on 24 January 1990.

This site plan is found acceptable.

PLANS DATED: 28 August 1989, Revision 4.

Robert F. Rodgers; CCA

Fire Inspector

RR:mr Att.



RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

- ☐ Main Office 45 Quassaick Ave. (Route 9W) New Windsor, New York 12550 (914) 562-8640
- ☐ Branch Office 400 Broad Street Milford, Pennsylvania 18337 (717) 296-2765 (914) 856-5600

TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

PROJECT NAME:

George Chaleff Site Plan

PROJECT LOCATION:

Route 32

PROJECT NUMBER:

88-26

DATE:

11 October 1989

DESCRIPTION:

The Applicant has submitted a site plan for review for a multi-building development of an existing site on the northwest side of Route 32. The plan was previously reviewed at the 10 August 1988, 26 October 1988 and 11 January 1989 Planning Board Meetinas.

- 1. At the latter referenced meeting, the Planning Board denied the application and forwarded the Applicant to the Zoning Board of Appeals. The formal decision of that Board should be on record with the Planning Board prior to any action being taken by the Planning Board.
- At the time the Planning Board referred the Application to the ZBA, the Applicant was directed to "get together" with Bob Rogers, Fire Inspector and resolve his concerns. In addition, the Applicant was to revise the plans in accordance with this Engineer's comment sheet dated 11 January 1989.

At this time, I have no record of an updated review by the Fire Inspector, nor have I received any revised plan, nor have I been contacted by the Applicant or his representative.

Based on the above, I have not been able to make a review of this application, nor do I have any updated comments for the Planning Board.

At such time that the Applicant submits revised plans for my review, I will be pleased to review same and advise the Board of my findings.

- 3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
- 4. Submittal of this plan/application to the New York State Department of Transportation and Orange County Planning Department will be required.
- 5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectively submitted,

Mark J./Edsall, P.E. Planning Board Engineer

MJEnje

chaleff

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 September 1989

SUBJECT: Chaleff Site Plan.

PLANNING BOARD REFERENCE NUMBER: PB-88-26
DATED: 13 September 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-083

A review of the above referenced subject site plan was conducted on 26 September 1989, with the following being noted.

1) The width of the driveway shall be a minimum of fifteen (15) feet wide. Originally I had requested that a twenty-four (24) foot wide drive would be needed, however this structure is only one (1) story and the wider drive is not required.

When the site plan indicates that a fifteen (15) foot wide driveway is provided, it will be acceptable, however at this time it is not acceptable.

PLANS DATED: 28 August 1989, Revision 4.

Robert F. Rodgers; CCA

Fire Inspector

RR:mr Att.

Applicant CC: M.E. ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR

In the Matter of the Application of

DECISION GRANTING USE VARIANCE

GEORGE CHALEFF

#89-6.

WHEREAS, GEORGE CHALEFF, residing at 266 Windsor Highway, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for a use variance for the purposes of:

Construction of an automotive repair shop at the above location in a PI zone; and

WHEREAS, a public hearing was held on the 11th day of September, 1989 before the ZBA at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, Applicant was represented by Daniel J. Bloom, Esq., 530 Blooming Grove Tpk., New Windsor, N. Y.; and

WHEREAS, the application was unopposed;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter;

- 1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
- The evidence shows that applicant has applied to the ZBA for a use variance to allow an automotive repair shop in a PI zone.
- 3. The evidence shows that the zone district boundary between the C and PI zones goes through the Applicant's property.
- 4. The use of the premises as a service repair garage for motor vehicles is a use permitted by special permit in the C zone. Said use is prohibited in the PI zone.
- 5. The evidence shows that the Applicant seeks to expand his existing automotive repair shop on that part of his property which is zoned PI.
- The evidence further shows that expansion of the existing shop solely within the portion of Applicant's property zoned C is impractical given the existing location of the buildings and the multiple uses already on the site.

- 7. The Applicant presented "dollars and cents" proof or affidavit and by written, expert appraisal opinion concerning the present value of the property acquisition/buy out costs, taxes, mortgage, and financial statements showing the income derived from the present use (which is limited by the undersized building and the absence of a power-assisted automobile lift).
- 8. The Applicant presented "dollars and cents" proof that the subject lands cannot yield a reasonable return if used only for the permitted uses in the PI zone.
- 9. The evidence presented by Applicant indicated that the proposed use would not alter the essential character of the neighborhood which is commercial.
- 10. The evidence presented by the Applicant indicates that the plight of the Applicant is unique in that his parcel is located partially in a C zone and partially in a PI zone, the C zone being the front portion along NYS Route 32.

WHEREAS, the Zoning Board of Appeals of the Town of Windsor makes the following conclusions of law in this matter:

- 1. The land in question cannot yield a reasonable return if used only for purposes allowed in the PI zone.
- 2. The use of the premises for an automotive repair shop will not alter the essential character of the locality which is devoted to commercial uses.
- 3. The plight of the applicant is unique as to this parcel and is not general throughout the zoning district.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a use variance to the applicant for an automotive repair shop in the PI zone with the following restrictions:

- (1) Hours of operation: 9 a.m. to 5 p.m.-Monday thru Friday 1/2 day on Saturday;
- (2) No overnight, outside storage of vehicles other than in the specified parking spaces shown on the plan. (10).

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: September 25, 1989.

Chairman

(ZBA DISK#1-061785.FD)

ZONING BOARD OF APPEALS September 11, 1989 (ZBA DISK#5-091189.ZBA)

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of 8/14/89 meeting as written.

T UP FOR PRELIMINARY MEETING:

PIZZO, JOHN - 5th Preliminary meeting. Request for use variance to construct office complex in R-4 zone at triangular shaped lot location on Temple Hill Road.

construct garage at 16 Margaret Place in R-4 zone.

buc AERCUP: QUALITY HOME BUILDERS - Request for 4,003 lot area variance to construct single-family residence off Chestnut Avenue in an R-4 zone. Present: Elias D. Grevas, L. S.

PUBLIC HEARING: CHECK ON SEWERY 3,046

4. WORTMANN, FRANK/MICHAEL - Request for 3046s.f. lot area variance and 35 ft. street frontage variance to construct one-family residential dwelling on Moores Hill Road in R-3 zone.

repair garage and related workshop on lot which is located partially in C zone and PI zone. Use not permitted zone.

Present: Daniel J. Bloom, Esq.

PERREN, CATHLEEN - Request for 2 in. rear yard variance to allow an existing one-family residential dwelling on High Street in R-4 zone.

APPLOVED BILA PARTNERS - Request for 13 ft. 4 in. bldg. height and 213 // spaces for parking in conjunction with construction of Big V Shopping complex on Route 32 - C zone. Present: Alan R. Lewis, Esq.

FORMAL DECISIONS:

- (1) SUBURBAN HOMES, INC.
- (2) SCHOONMAKER HOMES, INC.
- (3) KOLINSKY/WINDSOR SQUARE
- (4) KARNAVEZOS, THOMAS
- (5) JOLLIE, EDWARD

Pat - 565-8550 562-7107 (h)

(TA DOCDISK#4-041089.ZBA)

ZONING BOARD OF APPEALS

Agenda:

7:30 p.m. - ROLL CALL

Motion to accept the minutes of 03/27/89 meeting as written.

PRELIMINARY MEETING:

- auto repair and related workshop area which is split between the PI and C zones. Use not permitted. Matter referred by Planning Board. Present: Daniel J. Bloom, Esq. representing Applicant.
- 2. COHEN, EILEEN & MICHAEL Request for 10,000 s.f. lot area,
 95 ft. lot width, 25/35 ft. sideyard and 18 ft. 4 inch. maximum
 building height variances to construct four-store shopping plaza
 on Route 32 across from Phil & Neal's Restaurant in a C zone.
 Paul V. Cuomo, P. E. present representing applicant.
- 3. ZAMEMICK, FRED Request for 7 ft. rear yard variance in order to replace existing nonconforming sheds with nonconforming garage at 160 Walsh Road in R-4 zone.
- WAY SHE DOES NOT LIVE THERE

 4. EHRET, MICHELE Request for parking variance, including full turn around, 10 ft. back up area and more than allowable developmental coverage to allow home professional office (real estate) in R-3 residential zone located at 789 Forge Hill Road.

FORMAL DECISION:

4. HELMER/COLUMBIAN ART WORKS, INC. - Motion to accept formal decision.

NO PUBLIC HEARINGS ARE SCHEDULED FOR THIS EVENING.

PAT - 565-8550 (O) 562-7107 (H) CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
VASK: 88- 26

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

										DO	LLARS	
TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
		• • • •					<i></i>					
88-26	17540	08/09/88	TIME	MJE	MC	CHALEFF .	40.00	0.40	16.00			
88-26	17587	08/09/88	TIME	EJ	CL	CHALEFF	17.00	0.50	8.50			
88-26	21874	10/23/88	TIME	MJE	MC	CHARLEFF	40.00	0.70	28.00			
88-26	22089	10/24/88	TIME	MJE	MC	CHALEFF	40.00	0.50	20.00			
99-26	22274	10/24/88	TIME	CAO	CL	CHALEFF PB COMM	17.00	0.50	8.50			
88-26	22658	10/25/88	TIME	EJ	CL	CHALEFF	17.00	0.29	3.40			
					:			,	84.40	100 TTT / Name	-W-9 ⁻⁵	
89-26	26148	12/19/88				BILL PARTIAL					-84.40	
•					-						-84.40	
88-26	27594	01/09/89	TIME	MJE	MC	. CHALEFF	60.00	0.80	48.00		-04.4ý ,	
88-26	27701	01/11/89	TIME	MJE		CHALEFF	60.00	0.10	6.00			
88-26	27860	01/11/89	TIME	NJE		CHALEFF/PB CONMENTS	19.00	0.50	9.50			
88-26	28675	01/25/89		MJE		CHALEFF	60.00	0.30	18.00			
88-26	28721	02/03/89		NJE		CHALEFF	60.00	0.50	30.00			
88-26	29918	02/13/89		NJE		CHALEFF	60.00	0.50	30.00			
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						**			-			

OFFICE OF THE PLANNING BOARD 2 10 RETURN

TOWN OF NEW HINDSON

TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B File No. 88-26	Date 3 FEB 1989
File No. DB Ub	Date 2 (18)
TO: GEDLGE CHALEFF	
266 WINDSOR HIGHWAY	•
NEW WINDSOR NY. 12550	•
	.

PLEASE TAKE NOTICE that your application dated 13 HPR/L 1988 for (Sibelia) Size Plan)

located at WIND SUR HIGHWAY RT3Z

VARIANCE REQUIRED FOR BUTD REPAIR AND RELATED
WORKSHOP AREA IN PI ZONE. (USE VARIANCE)

Planning Board Chairman

Requirements	Available	Request (
Min. Lot Area	3,07 AC.	
Min. Lot Width	114.4 FT	
Reqd Front Yd.	<u> 20 FT</u>	
Reqd. Side Yd.	GFT±	
Reqd. Rear Yd.	170 ±	
Reqd. Street Frontage*	. <u> </u>	70 W
Max. Bldg. Hgt.	NIT WDIC.	852
Min. Floor Area*		0 1/24
Dev. Coverage*	NOT INDILA	1/3 L 8
Floor Area Ratio	NOT INDIC.	6.
* Residential Districts o	only	

** Non-residential Districts only

CC MARK EDSALL PE PLUGBD BUGK
MIKE BABCOCK BLD6 INSP

MIKE BABCOCK BLOG INSP

ZINING BD OF APPEACS

P-B FILE 88-76

MAD US

SINCE MULTIPLE BUILDINGS AND USES EXIST, MANY VALVES ARE EXISTING.

* NUMBERS INDICATED APPLY

TO OVERALL SITE DEVELOPMENT



COCHE CHARTY - STTE TIME (98-26)

Mr. George Chaleff came before the Board representing this proposal.

Mr. Chaleff: Tonight I have the revised plan and the revision consists of the recommendations that were made at the last meeting which were the building to be properly labeled as to their use. Secondly, the handicapped parking area; thirdly, the closed garbage area by the beauty shop and the other thing is the wall of the pole barn itself is going to be pulled in 10 inches to bring it 5 foot from the existing structure.

Mr. McCarville: You are going to move the barn back.

Mr. Chaleff: Going to put the wall in because it is at 4 foot 10 and 5 foot is called for for a 2 hour wall.

Mr. McCarville: What do you have from the fire bureau on this.

Mr. Schiefer: 15 December '88 conducted the site plan subject review plan indicates that only one handicapped parking area is needed for the beauty shop only. Section 1102.1 of Title 9 requires that a C4.2 occupancy must also have handicapped facilities. Number 2, it does not appear that the 24 foot wide driveway has been addressed as outlined on the previous fire prevention review. It appears that the trees will need triming. The site plan submission is found unacceptable.

Mr. Chaleff: I need the trees for drainage. They suck up most of the water and as a wind break which they were originally designed for. Ever since it seems that as the years go on, you know, I am getting more water down my way.

Mr. Rones: Why don't you discuss it with Mr. Rogers. He is talking about trimming, not removing. Maybe you can reach some agreement.

Mr. Lander: You can thank Con Rail for the water.

Mr. Chaleff: Three or four years ago it was coming right through the place and onto your father's place.

Mr. Lander: They took the berm that was there since they put the tracks in. All that water from Vails Gate Heights comes down that side of the tracks. They now dumped it on George and me. I tried to get them to put it back. They wouldn't. Take them to court and we'll see you in five years. That is where that is now.

Mr. Schiefer: I think Mr. Rones comment is valid. We have to have approval of the fire inspector so take it up with Mr. Rogers.

Mr. Chaleff: Can we get an approval based on their approval.

Mr. Rones: There is some other problems that the engineer brings up in his comments. One of which is that you have got a proposed auto repair garage split between the PI and the C zones and that most of that building appears to be in the PI zone which is not a use permitted in that zone and a use variance would be required.

Mr. Chaleff: I pay \$7,000 a year taxes, all right, what do I get for \$7,000. Do I get the right to make a living or do I get taxed.

Mr. Jones: You are living in New Windsor, you don't get nothing.

Mr. Rones: You have got to get--we can't approve something, you can perhaps ask the Zoning Board of Appeals for a variance and if they grant you the variance, then we can proceed with the site plan.

Mr. Schiefer: Majority is within the PI zone.

Mr. Pagano: George, here's the comments. Why don't you take that, come in and get a copy of the letter from the fire department tomorrow. Get some of this stuff cleared up.

Mr. VanLeeuwen: He put the building up without getting a building permit.

Mr. Chaleff: I always had a pole barn on my property. One decayed and fell down and I replaced it.

Mr. VanLeeuwen: That decayed many years ago.

Mr. Jones: What did you do, replace it.

Mr. Chaleff: Yes.

Mr. Jones: You have to get a permit for that. I can't go along with you on that.

Mr. Chaleff: That is why we are here but--

Mr. VanLeeuwen: That building decayed many years ago.

Mr. Chaleff: As it stands now, the approval is okay from the Planning Board's point of view and I have to seek the fire department approval.

Mr. VanLeeuwen: You have to go to the Zoning Board of Appeals.

Mr. Schiefer: Before you get the Planning Board's approval, you have to get fire department and the variance from the Zoning Board.

Mr. Chaleff: How long do you think that will take.

Mr. Rones: I don't know what the state of their agenda is but gentlemen, before we send him to the Zoning Board of Appeals, are there any

other comments we have on the site plan. In other words, is the plan, is the variance something that the Planning Board would recommend to the Zoning Board of Appeals.

Mr. VanLeeuwen: I don't see anything wrong with it being back there, just the idea that rules have to be followed and just to go ahead and put up a building and not get a building permit, I don't think it is right. None of us can do it and nobody else can either.

Mr. Chaleff: I work hard for my money and I make an honest living and there was a building previously on the property so in my point of view I was replacing what I already had all along.

Mr. VanLeeuwen: You have to get a building permit. We all know that. That is standard rule in any town. And, if you are a good businessman, you would know that.

Mr. Chaleff: I'd like to narrow this down. Is there somebody I can meet with possibly tonight and get a plan going on how to follow this up or should I just apply to the Zoning Board of Appeals tomorrow.

Mr. VanLeeuwen: We have to make a motion to approve it and get you started to the Zoning Board of Appeals process as far as the building is concerned, if you can get them to go along with it, I can't see nothing wrong with the building. To me, it is no big deal. I am certainly not going to stop you.

Mr. Chaleff: I am trying to make a living and pay my taxes.

Mr. Jones: I am retired, they don't care what I am doing but they want the taxes so.

Mr. Schiefer: I don't think anybody has a problem with what you have here except there is a legal procedure you have to follow. We will disapprove this, send you to the Zoning Board of Appeals and before you leave here, I'd like to have the comments. Is there anything else that has to be addressed.

Mr. VanLeeuwen: I make a motion that we approve this Site Plan of George Chaleff 88-26.

Mr. Lander: I will second that motion.

Mr. McCarville: Do you want to discuss some of the other-issues or want to take care of this first.

Mr. Schiefer: If this is part of an approval, go ahead.

ROLL CALL:

Mr.	McCarville	No
Mr.	VanLeeuwen	No
Mr.	Lander	No
Mr.	Pagano	No
Mr.	Jones	No
Mr.	Schiefer	No

Mr. Schiefer: You had another comment.

Mr. McCarville: The engineer had commented on the width of the approach to the property, the fact that there is a telephone pole there perhaps there should be some further identification of where the entrance and exit areas are in the front of the property. Other than that, I have no problems with the overall plan as the dumpster as required.

Mr. Chaleff: That will be upon your approval, the dumpster because that is not going in until you say it is okay. Other than that, there should be plenty of room in the front.

Mr. Lander: All you want on the plan is arrows defining which way.

Mr. McCarville: There has to be more than that since it is an open drive in and drive out area, where ever you want. Also, no identification of where the driveway in the back and the parking in the beauty salon is.

Mr. Chaleff: The, looking at it from my point of view--

Mr. McCarville: There should be some markings there indicating this way out, this way in.

Mr. Chaleff: That would have been on there if that was explained to me the last time I came through here because all the revisions I have tonight are from prior comments made the last time and it seems like every time I come there, there is another comments.

Mr. McCarville: This is why we have an engineer to write up comments. I never saw the telephone pole in the middle of the parking lot.

Mr. Jones: Don't feel bad.

Mr. VanLeeuwen: I make a motion that we send a favorable comment to the Zoning Board of Appeals with regard to George Chaleff Site Plan 88-26.

Mr. Pagano: I'll second that motion.

ROLL CALL:

Mr. McCarville Aye
Mr. Lander Aye
Mr. VanLeeuwen Aye
Mr. Pagano Aye
Mr. Jones Aye
Mr. Schiefer Aye

Mr. Chaleff: Is there any way to expedite this thing?

Mr. Rones: That, you have to take up with them.

Mr. Schiefer: The other thing you have to do is get together with the fire inspector, Bobby Rogers.

Mr. Chaleff: I can get them through here, come up and talk to them and resolve that.

Mr. Schiefer: Once those two issues are resolved, we will get you back on and I believe they, from what I hear, that should be the end of it.

Mr. VanLeeuwen: Ask the engineer to define where the ingress and the egress is on the map. That is what this man is talking about.

Mr. Schiefer: Are there any other recommendations so we can resolve it.

Mr. McCarville: I have a problem with the pole not clearly identifying the parking area, keeping in mind you have to work in another handicapped parking and an additional one.

Mr. Rones: You are going to have to resolve that with Mr. Rogers because he is of the opinion you need an additional one. Mr. Edsall said he was confused on the zoning data, the Zoning Board is going to want that cleaned up to just have the survey or take heed of Mr. Edsall's comments there because he had a comment that the, you had data on there for the NC zone but what you were really looking for was PI zone so that the information on the map is probably going to have to be corrected for the Zoning Board of Appeals too so you ought to get that fixed before you wind up at the Zoning Board of Appeals meeting because otherwise they are going to delay you for some corrections to the map.

Mr. Babcock: As far as the Zoning Board of Appeals, they won't entertain an application until the paperwork is sent to them. It takes a week to get the paperwork done to send to them because we have to have the minutes from this meeting to send to them to reflect what was said here tonight.



45 QUASSAICK AVE. (ROUTE 9W) NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640 PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

Licensed in New York. New Jersey and Pennsylvania

TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

PROJECT NAME:

George Chaleff Site Plan

PROJECT LOCATION:

Route 32

PROJECT NUMBER:

88-26

DATE:

11 January 1989

- The plan involves a multi-building development of an existing site on the northwest side of Route 32. The plan was previously reviewed at the 10 August 1988 and 26 October 1988 Planning Board Meeting.
- It should be noted that a total of seven (7) buildings in total 2. are proposed for the site. Six (6) are already existing and one (1) new "workshop building" is proposed. The Board should note the following with regard to the individual buildings:
 - The existing beauty salon near the front of the site is a use permitted by right (#2 of the C Zone).
 - b. The existing two-story house is a non-conforming use. as only residential quarters within conforming uses is permitted in the C Zone.
 - c. The existing auto repair garage is a special permit use in the C Zone.
 - d. The <u>proposed</u> auto repair garage is split between the PI and C Zones. The majority of the proposed building is within the PI Zone, where it is <u>not</u> a use permitted by right or by special permit. <u>Therefore</u>, a variance will be required.
 - e. One of the cottages would be an acceptable special permit use, if same is for a caretaker. In any case, only one (1) would be permitted in the PI Zone.

TOWN OF NEW WINDSOR FLANNING BOARD REVIEW COMMENTS

PROJECT NAME: PROJECT LOCATION: PROJECT NUMBER:

George Chaleff Site Plan

Route 32 88-26

11 January 1989

DATE:

3. The Board should discuss the multiple uses which are located on this site and discuss whether any of these uses have ever previously been approved by the Planning Board.

-2-

- The "zoning data" shown on the plan is confusing. Why does the plan indicate zoning requirements for the "NC" Zone, when none of this property is in such zone? Also, which uses should the zoning requirements reflect? There are several uses on this site.
- My previous comments indicated that site development details should be provided. The plan now shows construction details for the proposed building which are actually port of the building permit process, not the site plan approval process.
- I am concerned regarding the "wide open" access to this site and the fact that a utility pole is located in the middle of this access.
- The Board should note that the Bureau of Fire Prevention has disapproved this site plan.
- The plan should be forwarded to the Orange County Department of Planning for review and comment.
- At such time that the Board has reviewed all the items as listed above, additional engineering review can be made if deemed necessary by the Planning Board.

Respectably submitted.

Mark J. Edsall, P.E.

Planning Board Engineer

chaleff

INTER-OFFICE CORRESPONDENCE

TO:

Town Flanning Board

FROM: .

Town Fire Inspector

DATE:

15 December 1988

SUBJECT: Chaleff Site Plan

PLANNING BOARD REFERENCE NUMBER: 198 - 26

FIRE PREVENTION REFERENCE NUMBER: 88 - 105

PREVIOUS REFERENCE NUMBERS: 88 - 78

A review of the above referenced subject site plan/ sub-15 December division was conducted on 19 89 with the following being noted.

- Plan indicates that only one (1) handicapped parking space is needed for the beauty shop only. Section 1102.1 of Title 9 requires that a C4.2 occupancy must also have handicapped · Tacilities.
- 2) It does not appear that the 24 foot wide driveway has been addressed as outlined on the previous fire prevention review. This is still required. In addition, it appears that the trees will need trimming.

.This site plan/subdivision is found unacceptable.

Fire Inspector

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., WAYER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the	Site Approval
Subdivision	as submitted by
drawks Jan melon for the	building or subdivision of
•	•
Geo. Tracy Chaleff	has been
reviewed by me and is approved	,,
disapproved	•
If disapproved, please lis	
Water is available	\
Nitify water dept. bel	The escapetion - water
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	""(1997年),1997年至1998年),1997年至1997年至1997年,1997年2月1日

P.B. Minutes of 10-26-88

CHALEFF - RT. 32 - SITE PLAN (88-26)

Mr. George Chaleff came before the Board representing this proposal.

Mr. Chaleff: In the future, the whole driveway will be repaved.

Mr. Jones: What business do you own in there now?

Mr. Chaleff: Automotive repair.

Mr. Pagano: Anything about fire inspection, anything like that.

Mr. Schiefer: Town Fire Inspector, a minimum of 24 foot wide drive needed for access to rear building, handicapped parking and access is not shown. They have not approved it. These are these comments.

Mr. McCarville: I think there had been another reason they did not want to approve it. The space between the existing garage and the proposed garage which is already out is probably less that 5 foot which would in my opinion require probably a variance. I think of some sort.

Mr. Chaleff: If I might add, my architect has informed me that a fire wall would be approvable.

Mr. McCarville: Then, you better show a fire wall on the plan and the detailed engineering structure and design of the fire wall with footings and etc. Mr. Schiefer: This map that I'm looking at is very difficult to make sense because there is no distances measured.

Mr. Chaleff: When we left off at the last meeting, Mr. Babcock was in touch with my architect, Mr. Meloy and was informed that the following revisions would include the garbage in the front having been enclosed in a compartment as to not be an eyesore to the Town and the other thing would be that had the uses properly labeled on each of the structures. That was the last revision and the comments of the Board at that time.

Mr. Babcock: Those were the comments of the Board at the site meeting.

Mr. McCarville: Were you going to put those on there?

Mr. Chaleff: They should have been on there. It was, counsel has said that you'd like it covered up in the front. You didn't mind that it stayed in the front of the building.

Mr. McCarville: I specifically said it should be removed to the back side of the building not facing Route 32.

Mr. Chaleff: That is what I suggested. I asked you if I could take it right out of the front and put it in the back.

Mr. McCarville: Exactly what we said but they didn't put it anywhere here.

Mr. Schiefer: If this is the latest map, it is not here.

Mr. McCarville: This can't be the latest map.

Mr. Babcock: Yes, it is. We have got two maps, right.

Mr. Chaleff: Correct, you should and as I spoke to Mr. Meloy, he was in touch with you and the revisions should have been forwarded to our office.

Mr. Babcock: We had that last meeting.

Mr. Chaleff: You should have new ones according to my sources.

Mr. Schiefer: The last revision on the other map is 1-83 so this is the latest map that we have here. April 1st, 1988.

Mr. Babcock: If we received them, they are in his folder.

Mr. Schiefer: There is nothing we can do with it. We have to locate the maps. The map we have here we can't do much with.

Mr. Rones: Maybe we can give him a copy of Mark's comments and put him back on the agenda.

Mr. Schiefer: I am not pointing fingers on why the maps aren't here but they are not here.

Mr. Chaleff: They should have been here regardless.

Mr. Schiefer: Under the circumstances, there is not much we can do with it. You will have to get it correct and the revisions into it.

Mr. Schiefer: Do you want a copy of the plan I have got.

Mr. Chaleff: I am going to speak with my architect.

Mr. Schiefer: The latest map we have is April 1 so the revision you have were subsequent to that date.

Mr. Edsall: Can I impress upon the Board for an answer to one of the comments. How much detail do they want on the plan for the application package lists quite a number of items which are normally included in the site plan. It is an exisitng site plan. They are adding a building. How much detail do you want.

Mr. Schiefer: That was my first comment. There is hardly any details on the map.

Mr. Edsall: The normal items being limits of paving, lighting, drainage, the parking. Does the Board want all that information on as per usual site plan or is that being handled differently.

Mr. Schiefer: I'd like to see more information on them. The normal information on there.

Mr. Lander: Normal information. If there is a well, you are going to show the well.

Mr. Chaleff: That is just an antique. It is not active. I am going into the town septic and town water with the garbage, whatever makes you people happy we will put it where it makes you people happy.

Mr. Schiefer: If you get with your architect and get us the new maps, we will get you back on this as soon as we can and try to check the maps to make sure you have some more of this information on them.

Mr. Chaleff: Thank you, I will get together with Mark and Mike and see if we can wrap this up. Thank you.

INTER-OFFICE CORRESPONDENCE

TO:

Town Planning Board

Town Fire Inspector

DATE: 24 lagent 1988 SUBJECT: Choleff Set Plan

Planning Board Reference Number: 1st supplied

Fire Prevention Reference Number: 88-72

A review of the above referenced subject site plan/subdivision was conducted on 24 layer 19 88, with the following being noted.

) a minimum of a 24 fect wiche dive needed for access

2) Handicipped purhing or accus not aboun

This site plan/subdivision is found unacceptable.

Fire Inspector

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS
AND ROUTING CHECKLIST

PROJECT NAME: LANGE Chales Stuff, PROJECT NUMBER: 98-290	Tox
Completed Application Form Notarized Endorsement on Application Application Fee Proxy Statement Environmental Assessment Form Completed Checklist Fourteen (14) Sets of Submittal Plans	
ROUTING PROCEDUR	RE
Copies of the submitted plan should be a Departments.	sent to the following
Sewer Department Planning Board Engineer Orange County Planning* Bureau of Fire Prevention	Building Inspector Water Department Highway Department NYSDOT*
In addition copies of the following shown Plann ing Board Engineer:	ıld be sent to the
Application	EAF
Submittal Checklist	Dept. Review

* O/C Planning and DOT as required.

Planning Board Town of New Windsor 555 Union Avenue New Windsor, NY 12550 (This is a two-sided form)

4

APPLICATION FOR SPECIAL PERMIT

1.	Name of Project SITE PLAN FOR PROPERTY OF GEORGE CHALEFF
2.	Name of Applicant GEORGE CHALEFF Phone 562-8418
	Address 266 WINDSOR HIGHWAY, NEWWINDSOR, NY 12550 (Street No. & Name) (Post Office) (State) (Zip)
3.	Owner of Record GEORGE S. CHALEFF Phone 562-8418
	Address 266 WINDSOR HIGHWAY, NEW WINDSOR NY 12550 (Street No. & Name) (Post Office) (State) (Zip)
4.	Person Preparing Plan CHARLES JON MELOY Phone 201-406-2352
٠	Address 319 CINDER ROOD, EDISON, NJ 08820 (Street No. & Name) (Post Office) (State) (Zip)
5.	Attorney John E. Boch Jr Phone 294-7941
	Address Solch foun Ave. Soshon, N.Y. 10904 (Street No. & Name) (Post Office) (State) (Zip)
6.	Location: On theside of WINDSOR HIGHWAY (Street) (Direction)
4	NYS. ROUTE 32) feet(Street)
	of(Street)
	(Street)
7.	Acreage of Parcel 3.07 ACKES 8. Zoning District
9.	Tax Map Designation: SectionBlockLot
LO.	Describe proposed use in detail: SEE ATTACHED CETTER

11. Other Property Information:

- a). Is the proposed use in or adjacent to a Residential
 District?

 b). Is a pending sale or lease subject to Planning Board
 approval of this application?

 c). When was property purchased by present owner?

 d). Has property been subdivided previously?

 when?

 e). Has property been subject of special permit previously?

 . When?

 f). Has an Order to Remedy Violation been issued against the property by the Zoning Inspector?

 g). Is there any outside storage at the property now or is any proposed? Describe in detail:
- 12. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: 4-13-88

STATE OF NEW YORK)

COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require your to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

(Applicant)

Sworn to before me this day of APRIL, 198

(Notary)

SUSAN L. HOFFMAN Notary Public, State of New York No. 30-4504124

Qualified in Dutchess County Commission Expires March 30, 198

Rev. 3-87

TOWN OF NEW WINDSOR PLANNING BOARD SITE PLAN CHECKLIST

TTEM	
1. X Site Plan Title 2. X Applicant's Name(s) 3. X Applicant's Address(es) 4. X Site Plan Preparer's Name 5. X Site Plan Preparer's Address 6. X Drawing and Revision Date 7. X 4"x2" Box for Approval Stamp. 8. X AREA MAP INSET 9. X Site Designation 10. Properties Within 500 Fee of Site 11. Property Owners (Item #10) 12. X PLOT PLAN 13. X Scale (1" = 50' or lesser 14. X Metes and Bounds 15. X Zoning Designation 16. X North Arrow 17. X Abutting Property Owners 18. X Existing Building Location 19. X Existing Paved Areas 20. X Existing Vegetation 21. X Existing Vegetation 21. X Existing Access & Egress PROPOSED IMPROVEMENTS 22. NA Landscaping 23. NA Exterior Lighting 24. A Screening 24. A Screening 25. Access & Egress 26. X Parking Areas 27. Loading Areas 28. NAPaving Details (Items 25-27)	Sess 32. Catch Basin Through Section 33. Storm Drainage 34. Refuse Storage 35. Other Outdoor Storage 36. Area Lighting 37. Sanitary Disposal Sys. 38. Water Supply/Fire Hydrants 39. X Building Locations 40. X Building Setbacks 41. Front Building Elevations 42. Divisions of Occupancy 43. Sign Details 44. BULK TABLE INSET 45. Property Area (Nearest 100 sq. ft.) 46. Building Coverage (sq. ft.) 47. Building Coverage (sq. ft.) 48. Pavement Coverage (Sq. ft.) 49. Pavement Coverage (Sq. ft.) 50. Open Space (Sq. ft.) 51. Open Space (Sq. ft.) 52. No. of Parking Spaces Proposed. 53. No. of Parking
of the Applicant. The Town of	Required. de only and is for the convenience New Windsor Planning Board may visions prior to granting approval.
PREPARER'S ACKNOWLEDGEMENT: The Site Plan has been prepare and the Town of New Windsor Or knowledge.	By: (V) (())
Rev. 3-87	Licensed Professional Date: 4/1/88

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Seorge Chaleff deposes and says that he
resides at 266 Windsor Hwy New Windsor 149
(Owner's Address)
in the County of Dange
and State of New York
and that he is the owner in fee of
266 Windsor Huy, NewWindsor, N.Y.
which is the premises described in the foregoing application and
that he has authorized Charles Jon Meloy
to make the foregoing application as described therein.
562-8418
Date: 4/19/88 (Owner's Signature)
Ande
(Withess Signature)

14-16-3 (3/81) Replaces 14-16-3

SHORT ENVIRONMENTAL ASSESSMENT FORM Appendix B Part 617

Projec	entine: Property of George Chaleff Site Plan S.	bmi	hoi22
Locat	ion: 264 windsor Highway New Windsor		
	umber:		
(a) li ir si (b) If A (c) If (d) If	n order to answer the questions in this short EAF it is assumed that the preparer will use conformation concerning the project and the likely impacts of the action. It is not expected that dies, research or other investigations will be undertaken. If any question has been answered Yes, the project may have a significant effect and the fundamentary is necessary. Maybe or Unknown answers should be considered as Yes are all questions have been answered No it is likely that this project will not have a significant additional space is needed to answer the questions, please use the back of the sheet or prochaments as required.	hat additional substitution in the substitutio	onal mental
	ENVIRONMENTAL ASSESSMENT		
		YES	NO.
1.	Will project result in a large physical change to the project site or physically alter more than 10		
	acres of land?		M
2.	Will there be a major change to any unique or unusual land form found on the site?		
3.	Will project alter or have a large effect on an existing body of water?		
4.	Will project have an adverse impact on groundwater quality?		
5.	Will project significantly effect drainage flow on adjacent sites?		
6.	Will project affect any threatened or endangered plant or animal species?	П	
7.	Will project result in a major adverse effect on air quality?	u	Y
8.	known to be important to the community?		
9.	Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?		
10.	Will project have a major adverse effect on existing or future recreational opportunities?		
11.		_	~ 1
	systems?		
12.	Is project non-farm related and located within a certified agricultural district?		"X
13.	Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?		\square
14.	Will project have any adverse impact on public health or safety?	$\overline{\Box}$	1
15.	Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of		\mathcal{X}
16.	the community or neighborhood?		
		_	
L	FOR AGENCY USE ONLY		
Prep	arer's Signature: Lauler on frelar Date: 4	16/8	8
Prep	arer's Title: Charles JON MELOY ARCHITECT		
Ager	nov.		1

April 1, 1988

Mr. John Finnegan Zoning Officer THF TOWN OF NEW WINDSOR 555 Union Street New Windsor, NY 12550

Re: Property of George Chaleff 266 Windsor Highway, New Windsor, NY Site Plan Submission

Dear Mr. Finnegan:

Attached is a site plan of my property on Windsor Highway where I would a new workshop building.

My family has owned this property for over 40 years. I assummed ownership from an aunt in 1978 who had jointly been the recorded owner with my mother prior to this date. The change in ownership came about after the death of my mother in 1975.

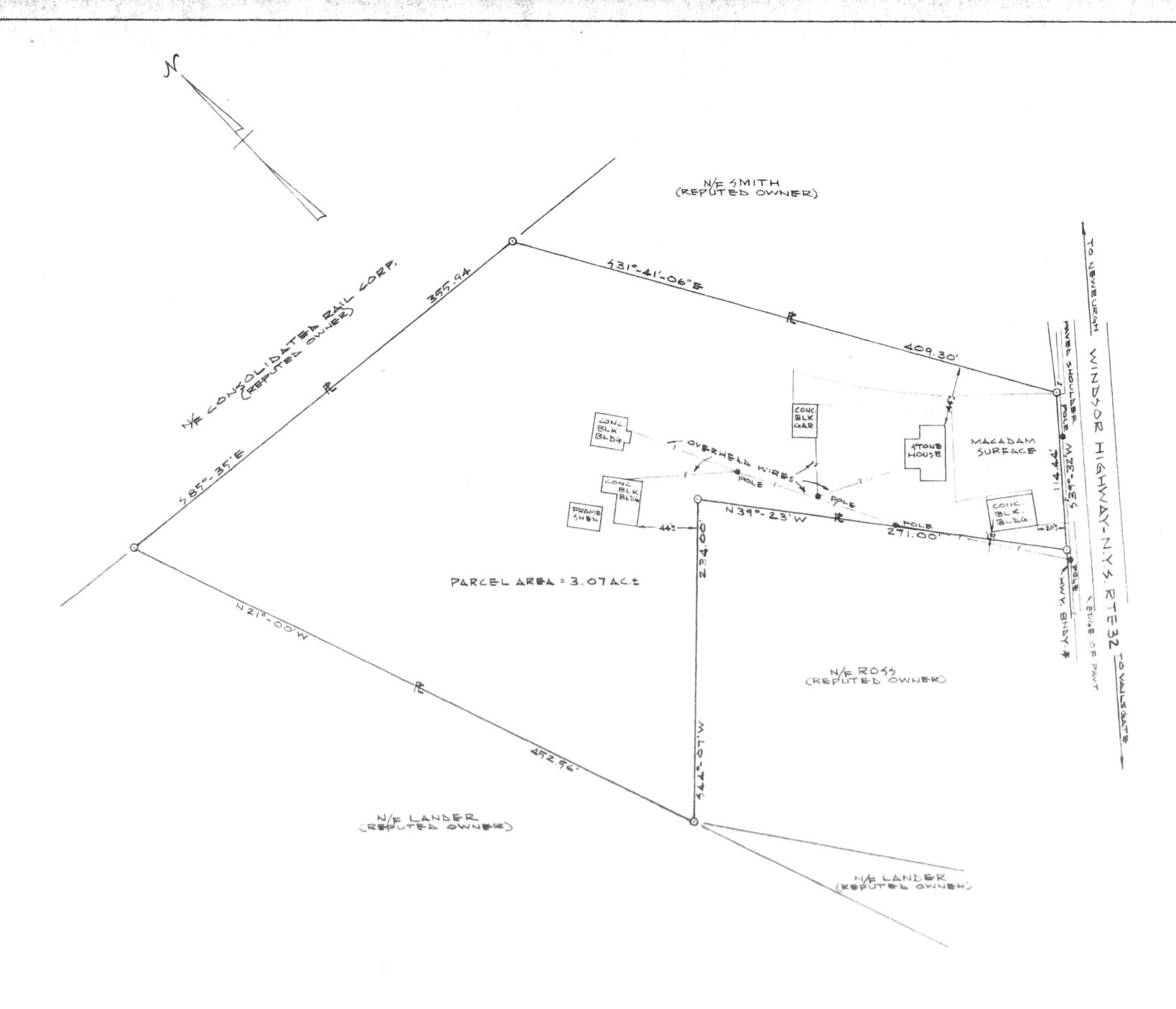
I have continued the operation of two business which have been here for many years. One is a 700 s.f. hair salon building at the front of the property which I rent to another operator. The other is an auto repair business which I operate in a building further back on the property.

I also maintain my home on this property and I rent two small cottages at the rear of the property.

This should give you some idea of the history and of the use I make of this property.

Sincerely,

George Chaleff



SURVEY MAP

GEORGE S. CHALEFF EGALE CHALEFF FRASER

N.Y. S. ROUTE 32

TOWN OF NEW WINDOOR

SCALE: I'S FO'

RWYISED: VS/ES DATE: II/I9/82 OUNTY NEW YORK REFERENCE DEED: LZOST PIOT

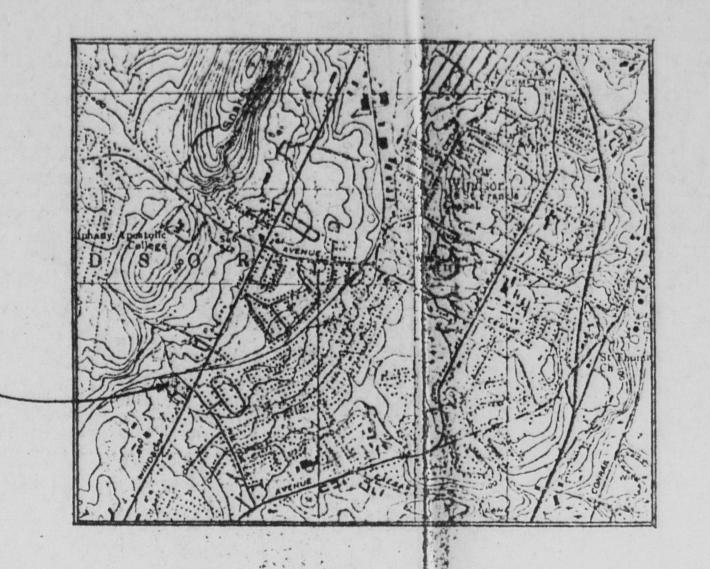
BY T. LARGETORRE ON A MAP ENTITLED "SURVEY OF LANDS OF WILLIAM P. MERTES"
SURVEY OF LANDS OF WILLIAM P. MERTES"
DOMINIC BELLO OF THE N.Y.S. D.O.T. IVB/82

COMMONWEALTH LAND TITLE

INSURANCE CO.

THEN ROLD HEWEURGH, NY





PROJECT: GEORGE CHALEFF SITE PLAN

	ZONING DISTRICT "C"	ZONING DISTRICT "PL"	ITEMS AS PROVICED
use permitted by Neach Zoning disk	- PERSONAL SERVICE STORE (BEALITY SALON)	NOHE ON THE RITE	
use permitted by special permit	-SERVICE REPAIR GARAGE	LOWELLING CHIT/LOT	
UIV. LOT AREA	40,000 S.F.	40,000 S.F.	133,730 S.F.
WIH. LOT WIDTH	200 FT.	150 FT.	11+1 FT. (11+ FT(2) AT Zenol. COLE
REQ'D. FRONT YARD	60 FT.	50 FT.	20.0 ft. (*2)
TO THE BOTH YARDS	. 30 FT./70 FT.	15 FT./40 FT.	7.0 FT /45 0 FT (2)
REQ'D REAR YMO	30 FT.	20 F1.	135.0 FT. (+2)
REQ'D. STREET FRONT.	4/A	N/A	114.44 FT.
MAX. BLOS. HEIGHT	4 / PT. DIST. TO HEADEST LOT UN	E 6 /FT. DIST. TO WEAREST LOT LINE	
FLOOR AREA RAID	N/A	0.2	
Accessory uses Feemilifed in Zone	ACCESSORY STORAGE	. 4/A	

NOTE - BULK REGULATIONS USED IN THIS DISTRICT ARE THOSE FOR USE "IS LAKE IS CLOSES TO THE USES PROPOSED ON THIS PLAN.

HOTE 2 - FIGURES SHOWN ARE EXISTING CONDITIONS.

NOTE 3- SITE PLAN IS SUBJECT TO THE RESTRICTIONS OF THE USE VARIANCE GRANTED
BY THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS, APPLICATION
#89-6, DATED 25 SEPTEMBER 1989 TO GEORGE CHALFFF FOR AN
AUTOMOTIVE REPAIR SHOP IN THE PT ZONE. THE RESTRICTIONS ARE
AS FOLLOWS:

A - HOURS OF OPERATION: 9 AM TO 5 PM - MONDAY THRU FRIDAY

B- NO OVERNIGHT, QUISIDE STORAGE OF VEHICLES OTHER THAN IN THE SPECIFIED PARKING PLACES SHOWN ON THE PLAN. (10) C-TYPE OF REPAIRS LIMITED TO MECHANICAL.

GEORGE CHALERS

2GG WINDSOZ HIGHLE

KIEW! WINDSOR, NY 123

914 - 562 - 3418

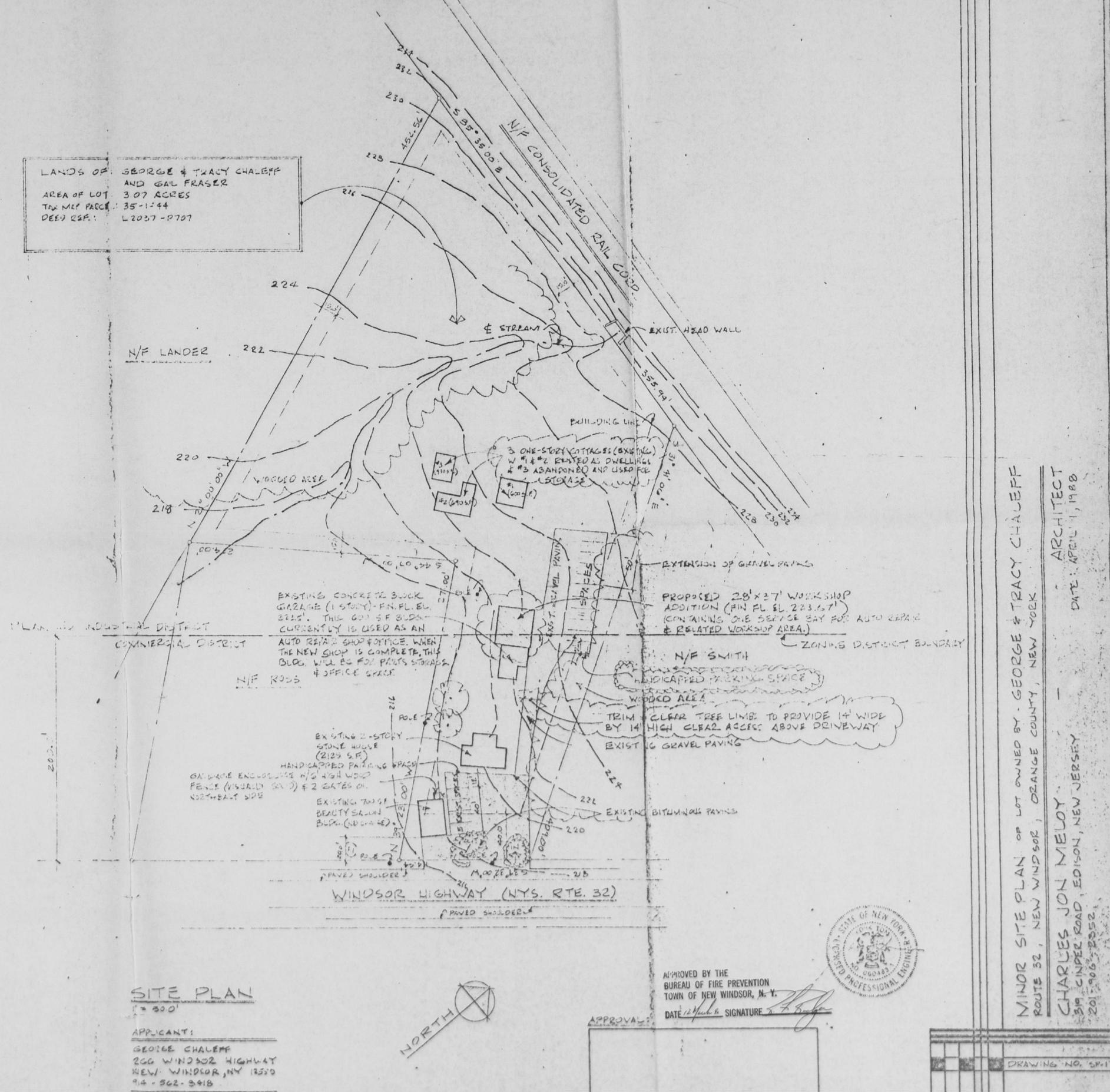
REV. 3/30/88

REV. 12/2/68

REV. 4/1/99

REV. 6/20/99

REV. 1/21/90



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